



# Department of Toxic Substances Control

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Winston H. Hickox  
Agency Secretary  
California Environmental  
Protection Agency

Edwin F. Lowry, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200

Gray Davis  
Governor

October 23, 2003

Mr. John Hill  
Closure Business Line Team Leader  
Department of the Navy  
Southwest Division  
Naval Facilities Engineering Command  
1220 Pacific Highway  
San Diego, California 92132-5190

CONCURRENCE WITH FINAL FINDING OF SUITABILITY TO TRANSFER (FOST)  
FOR PHASE IVC PROPERTY, DEPARTMENT OF DEFENSE HOUSING FACILITY  
NOVATO (PORTIONS OF PARCELS 28, 29 AND 30), LOCATED ON THE FORMER  
HAMILTON ARMY AIRFIELD, DATED AUGUST 1, 2003, AND ITS AMENDMENT  
DATED SEPTEMBER 15, 2003

Dear Mr. Hill:

The Department of Toxic Substances Control (DTSC), and the Regional Water Quality Control Board (RWQCB), (collectively, the State), have reviewed the above referenced documents. The State hereby concurs with the FOST, as amended on September 15, 2003.

The FOST was amended in September to document the revision in the risk assessment for the occupational receptor and the excavation worker. DTSC determined that the Property with the use restrictions remain protective of human health. (Please see DTSC's memos enclosed).

The property overlies groundwater contaminated with methyl tertiary butyl ether (MTBE) and benzene, toluene, ethylbenzene and total xylenes (BTEX). Remediation of groundwater is currently underway pursuant to the Final Corrective Action Plan (CAP) for groundwater for Former Underground Storage Tank Site 957/970 dated March 1, 2002. Soil contaminated primarily with hydrocarbons remains under the footers of Building 970 (see Final Summary Report for Hydraulic Lift Report and Oil/Water Separator Removal from Building 970, dated May 2003).

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The State previously gave verbal concurrence for the FOST in August 2003 based on the Navy's commitment to negotiate a Land Use Covenant (LUC) with the State to implement land use restrictions (a component of the remedy) for soil and groundwater. The State signed and forwarded the final LUC to the Navy on September 18, 2002 for its signature and recording with the deed.

DTSC also previously determined Parcels 28, 29 and 30 require No Further Action with regard to the release of Hazardous Substances, except for petroleum releases from the gas stations (See previously issued DTSC letters dated December 12, 1997 and June 30, 1997). The FOST finds the property suitable for its intended use, subject to compliance with the covenants, conditions and restrictions.


To complete the State's Site Mitigation Process, the Phase IVC property will be included in the basewide Remedial Action Plan and subsequent DTSC Certification.

The State reserves the right to address any appropriate environmental or human health related issues should additional information concerning the environmental condition of subject property become available in the future.

Furthermore, please note that should this property be considered for the proposed acquisition and/or construction of school properties utilizing state funding, a separate environmental review process in compliance with California Education Code 12710 et.seq, will need to be conducted and approved by DTSC.

If you have any questions, please feel free to contact Ms. Theresa McGarry, Project Manager, at (916) 255-3664.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel T. Ward".

Daniel T. Ward, P.E.  
Chief  
Base Closure Unit  
Office of Military Facilities

Enclosures

cc: See next page.

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cc: Mr. Jim Davies  
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